

Heritage Management Plan for Pyotts House, Pyotts Hill Entrenchment

Scheduled Monument (List Entry Number 1001924)

Prepared by:
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On behalf of:
Dr H Freeman

Document No: ACW1253/1/7
Date: September 2020



AC archaeology

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Executive summary

This Heritage Management Plan presents details relating to safeguarding the future of the Pyotts Hill Entrenchment scheduled monument in relation to development proposals for four new houses within the grounds of Pyotts House. The aim is to ensure the monument's long-term protection in that it forms a significant proportion of the rear gardens of the new dwellings. The plan includes minimising direct damage to the monument through low impact property boundaries (light fencing) and to protecting the earthworks from future damage such as from wind-throw trees. The plan will also ensure that the ditch does not get infilled with materials such as garden rubbish and that no landscaping or garden features are built on the monument. Interpretation of the monument, through an information board is also considered an appropriate means of enhancing the public benefit of the monument.

The monument

Pyotts Hill Entrenchment is a scheduled monument (Historic England List Entry Number 1001924) and was originally considered to be a park pale, as shown on earlier editions of Ordnance Survey maps (eg 1958 edition). The schedule details include a map showing the extent of the earthworks, however, there is no detailed description or interpretation as to the function of the monument (see Appendix 1). Although it has been assumed that the park pale may relate to Basing Park, the only documentary evidence for a park is from the Pipe Rolls of the Bishopric of Winchester dated to 1302, when it was owned by John de St John, lord of the manor. Within these documents there is no reference to a park pale and no maps exist for this period (Adam 2016 and Russel 2019).

The Pyotts Hill Entrenchment consists of a linear earthwork c 1.25km in length and forms the eastern boundary of the proposed development area. The earthwork runs between two river valleys, from just above the Lower Mill on the Lodden, over Pyotts Hill to Petty's Brook at Broad Bridge.

At its simplest form, as within the grounds of Pyotts House itself, the earthwork is represented by a bank that is generally between c.1m and 3m high with a ditch on its western side. However, the Entrenchment's banks and ditches vary greatly along its overall length both in terms of its size and character. For example, within the northern section there appear to be two banks with an outer, infilled ditch and no inner ditch as recorded in Pyotts House. This multivallate element of the earthworks has called into question the original interpretation and suggests some complexity to the monument which is more like a defensive boundary than a park pale (Adam 2016).

Closer examination of the Entrenchment suggests a more complicated history that makes its interpretation as a park pale highly problematic. A key issue is that the ditch is on the outer side of the monument, whereas, within deer parks, the ditch is almost always inside the bank. This creates a greater obstacle to deer attempting to escape the park.

More recent analysis has concluded that the earthworks represent a defensive boundary of post-Roman date. This is based on evidence that it cuts the nearby Roman road from Silchester to Chichester (Adam 2016). With the ditch on the western side of the bank it is suggested that it was constructed to block or control movement from the northeast, coming down the Roman road from Silchester. Pyotts Hill, the road that leads northward from Old Basing is believed to be the medieval road to Reading. This road 'skirts' around the Entrenchment indicating that this earthwork is likely to be a very old element in the landscape that also clearly predates the creation of the early 14th century Basing Park. This evidence suggests that the monument dates to between the post-Roman and the earlier medieval periods and has therefore been re-interpreted as representing some form of containment earthwork that acted as a control for early medieval traffic along the Loddon valley between Winchester and Reading (Adam 2016). Alternatively, it has also been suggested that the Entrenchment may have functioned as a Saxon land division (ibid).

The defensive ditch may also relate to the Battle of Basing, in which the Danish defeated the Saxons in AD 871 (Russel 2019). This proposal is based entirely on speculation, as indeed is the local tradition that the near-by place name of Lychpit is derived from *lych*, the Old English name for a corpse and that the pit was the site of a mass grave associated with this battle.

Although there is a tenuous association with an historic event, the archaeological / historical evidence is much clearer in that the monument is of early medieval date, and not later in date, as originally thought. This means that it has increased historic significance as a monument compared to if its interpretation remained as a late medieval / post medieval park pale.

The Pyotts Hill Entrenchment forms the eastern boundary of the new housing development, with the bank and ditch forming part of the rear gardens. The earthwork takes the form of a single bank 10 – 12m wide and between 1.5 and 2m high. There are traces of an infilled ditch on its west side, approximately 5m wide. The ditch itself is not entirely within the scheduled area, as shown on the map which forms the main part of the scheduled monument description (there is no monument description within the Historic England listing). However, such maps are for guidance only, and as it is part of the same earthwork system Historic England consider it to be of equivalent (i.e national) importance (see Historic England letter in Appendix 2, page 2). This means that the Heritage Management Plan will include this area. The site location with the approximate area of the scheduled monument is shown on Fig.1.

The status of Scheduled Monuments

Scheduled Monuments are nationally important archaeological assets and are protected under the Ancient Monuments and Archaeological Areas Act 1979. The protection given to scheduled monuments is separate from the Town and Country Planning system.

Works affecting a Scheduled Monument require prior Scheduled Monument Consent (SMC) from the Department of Digital Culture, Media and Sport (DCMS). An application for SMC is administered by Historic England. It is a criminal offence under the Ancient Monuments and Archaeological Areas Act 1979, to damage, or undertake any unauthorised works to a Scheduled Monument without the necessary SMC. SMC has been deemed necessary for the proposed development in order to establish acceptable property boundaries between the four proposed houses, and in order to secure the long-term preservation of the monument. The SMC application will be made, supported by a Management Plan for the works set out below. During the implementation of the Management Plan, the works will be undertaken in

consultation with the regional Historic England Inspector of Ancient Monuments (Historic England, London and South East Region -see Section 5 for details).

SECTION 1 THE HERITAGE MANAGEMENT PLAN

Background and the need for a Heritage Management Plan

- 1.1 The preparation of a Heritage Management Plan was initially proposed by the applicant in relation to a previous planning application (Ref: 18/03568/FUL). This proposal was then endorsed by Historic England in a letter dated 21 June 2019 (see Appendix 2). This letter also refers to the need for an interpretation board to help explain the history of the earthwork, and this will be provided by the developer.
- 1.2 As part of the previous planning application, a Heritage Statement was prepared by the Southampton Archaeology Unit (Russel 2019). This included an assessment of the impact of the proposed development on the scheduled monument.
- 1.3 Historic England were consulted in relation to anticipated impacts on the monument and in particular in relation to its setting, as well as landscape proposals that included property hedges that crossed the earthworks, which it deemed unacceptable. The Historic England response (see Appendix 2 letter dated 21 June 2019) recommended that a revised landscaping proposal could be implemented through a condition, should consent be granted (light fencing instead of hedges). The letter went on to state that further heritage matters directly related to the monument, such as physically installing fence posts, managing vegetation and interpretation would require scheduled monument consent (SMC), and these requirements could be secured with conditions attached to the SMC. The letter states that these requirements did not need to be secured though conditions attached to the planning consent.

The applicant has offered to provide an interpretation board on the scheduled monument for the benefit of those using the public right of way beside the monument, and to secure appropriate future management of this part of the monument through a management agreement. I welcome this approach. The interpretation board can be secured through a condition on scheduled monument consent, therefore you do not need to condition this if planning consent is granted. Historic England will also discuss with the applicant how the monument's future can be guaranteed, using conditions on the scheduled monument consent as appropriate.

- 1.4 The Case Officer's report to the planning committee recommended Approval of the planning application (18/03568/FUL) with condition 25 stating:

No development shall commence until details of a management plan to protect/preserve the Scheduled Ancient Monument has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: Details are required because none have been submitted with the application in order to improve and maintain the setting of the Scheduled Ancient Monument, in accordance with guidance within the NPPF and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

1.5 Although both Historic England and the planning case officer were of the view that a management plan could be secured either through a condition attached to SMC or to a planning consent, the application was refused by the planning committee for two reasons. The second related to the fact that a management plan was not agreed prior to determination:

2. In the absence of a detailed management plan to protect/preserve the Scheduled Monument the proposed development would result in less than substantial harm to the Scheduled Monument and the setting of Old Basing Conservation Area as a designated heritage asset for which there would be no significant public benefit. The proposal is therefore contrary to Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029, and Policy OB&L (Protection of Historic Environment) of the Old Basing and Lychpit Neighbourhood Plan 2015-2020, and would fail to accord with the National Planning Policy Framework (Section 16) (February 2019).

1.6 This document has been prepared as a response to the above reason for refusal and in order to take on board further feedback from Historic England in their letter dated 6 May 2020 (see Appendix 3) in which a draft Management Plan in support of a new planning application was submitted for comment. This revised Management Plan will be used as a framework for securing legal agreements to ensure the long-term future of the scheduled monument in relation to the development proposals. It provides an overall framework for Historic England to consider SMC, should the application be granted.

The broad objectives of the Management Plan

1.7 The Management Plan is intended to provide an outline of the history, significance, sensitivity and potential of the scheduled monument. In the context of the current development proposals it will set out objectives for its protection and management including to ensure its physical preservation and to offset, as far as possible, any harm to the setting of the monument during and after development.

1.8 More specific aims and objectives will include:

- To provide a clear understanding of the importance of the Scheduled Monument and its legal status to the applicant, construction personnel and to the new property owners;
- The inclusion of measures to protect the monument from accidental damage during development;
- Assess the need to remove or manage any vegetation, including trees, that have the potential to damage the monument in the future (eg wind-throws);
- To provide effective future management of the physical remains of the monument which would include restrictions on landscaping and any other construction activities;
- The provision of an information panel;
- A statement of review periods;
- The identification of responsible individuals and how the Management Plan will be secured for the future.

1.9 None of the works, including the construction of boundary fencing and measures needed to protect the monument during the construction programme, will be undertaken until a Scheduled Monument Consent has been received from the Secretary of State.

SECTION 2 CHARACTERISING THE MANAGEMENT PLAN AREA

Summary topography, geology and soils

- 2.1** The monument lies on the top of Pyotts Hill and partly on its northern slope. The surrounding land slopes down to the north, east and south with the southern part forming the highest part of the site (85m OD). The geology of the site comprises Clay, Silt, Sand and Gravel of the Thames Group sub-division of the London Clay Formation, a sedimentary bedrock formed approximately 34 to 55 million years ago in the Palaeogene Period (BGS on-line).

Current land use

- 2.2** The bank and ditch of the monument form the rear part of the garden to Pyotts House. Trees of various sizes grow along its length, with smaller shrubs, wild plants and grasses. The ditch is present across the entire length of the garden, but in some areas it appears to have been filled in. It is most visible towards the southern part of the site, where it appears as a sunken feature, between 2.0m and 3.5m wide and up to 500mm deep. The ditch is filled by dead leaves and leaf-mould to the extent that some areas are at the same level as the adjacent ground.

Current land ownership

- 2.3** The monument within the area of Pyotts House is currently owned by Dr and Mrs Freeman. Following the grant of planning permission, ownership will transfer to a developer, or to individual homeowners.
- 2.4** The extent of the application area and the proposed housing layout are shown in Figs.1 and 2.

Other designations

- 2.5** Pyotts House and its gardens are within the Old Basing Conservation Area.

Risk Assessment

- 2.6** The principal identified risks to the continued preservation of the monument include:
- Loss of original landform and physical setting of the monument through inappropriate boundaries between the proposed new houses;
 - Scrub and tree growth. There are trees and scrub cover over the bank and its immediate vicinity. The roots may interrupt evidential remains, particularly preserved turf horizons in the bank structure, buried soil horizons, and possible archaeological deposits and artefacts;
 - The danger of wind throws with uprooted trees causing damage to the earthworks;
 - Mechanical plant. The monument is located on the edge of a proposed development site. Should planning consent be granted, there is a risk of machinery such as mechanical excavators accidentally crossing into the site;
 - The danger of future home owners landscaping or building (eg landscaping or installing garden structures or decking) on the monument.

SECTION 3 THE SIGNIFICANCE OF THE MONUMENT

3.1 During the initial consultation process with Historic England (see Appendix 2 letter dated 21 June 2019) their approach to assessing the significance of the monument was based on the criteria set out in *Conservation Principles* (Historic England, 2008). There are, however, further guidance notes issued by Historic England that address significance that statutory bodies or planning authorities can choose to use as alternatives (eg Historic England 2015 and 2019). In order to provide a framework that relates to Historic England's previous input, the following is based on the *Conservation Principles* guidance.

3.2 Within *Conservation Principles* the significance of a scheduled monument like the Pyotts Hill Entrenchment is considered in terms of heritage values that include evidential, historic, aesthetic and communal:

Evidential: this is derived from the potential of a place or monument to provide evidence about its past (buried archaeological deposits, artefacts etc);

Historic (illustrative and associative): the ability of a place to demonstrate or illustrate an aspect of the past, or association with a historic figure, or event in relation to the present;

Aesthetic: this is derived from ways in which people draw experience or intellectual stimulation from a place or monument;

Communal: this is derived from the meanings of a place for people who relate to it in different ways, including associations with social groups and individuals.

3.3 The earthworks have the potential for high *evidential* value as they contain evidence for the construction and possible use of the bank and ditch. It is likely that a buried soil lies under the base of the bank, and primary deposits in the bottom of the ditch both have the potential to contain environmental evidence that could provide details of vegetation and other aspects of the historic environment. There is also the potential that the bank and ditch could contain artefactual material, both from the period of earthwork construction and earlier and later periods.

3.4 In terms of the monument's *historic* (illustrative) value, it is clear from the level of preservation of the earthworks in the form of its present height and width, and despite the infilling of the ditch, the monument represents a defensive / boundary feature. Although its historic association is currently uncertain, it is unlikely that the earthworks functioned as a park pale, as more recent research has demonstrated that the Entrenchment relates to a Saxon or early medieval boundary. This means that it has increased historic significance as a monument compared to if its interpretation remained as a late medieval / post medieval park pale, which represent a more common landscape feature compared to early medieval boundaries.

3.5 Although there is a very tenuous and speculative association with an historic event- the Battle of Basing in AD 871- if it could be proved that the earthworks related to this battle, then the historic (associative) value of the monument would increase significantly.

- 3.6** In terms of the *aesthetic* value of the earthwork, it can be viewed from the public footpath that runs alongside the eastern edge of the monument and as such it has moderate to high value. This value has been enhanced elsewhere by interpretation boards that allow visitors to appreciate the history of the monument. These information boards are, however, currently out of date as they show the earthworks as a park pale.
- 3.7** The *communal* value is considered to be moderate as it is known locally due to the footpath that runs alongside its eastern edge
- 3.8** The setting of the scheduled monument, that is the environment in which it is experienced, also needs to be considered in order to understand what contribution this makes to its significance.
- 3.9** On the eastern side of the earthwork the monument is mainly experienced from the public footpath and appears as a linear boundary with open farmland to the east, There are occasional glimpsed views into the garden of Pyott House, especially in the winter months. Such views would be increased were the monument to be better managed with thinning of shrubs and small tree growth. Such views make a minor contribution to the significance of the monument,
- 3.10** On the western side of the monument, the garden of Pyott House contains the widest area of remaining open area between the Pyott Hill road and the earthworks, although it is partly obscured by a tennis court. This open area is on the western side of the ditch and therefore from the side to be defended from attack, if this had been the function of the earthwork (ie during the Battle of Basing in 871). The open area of this side of the monument allows a better appreciation in relation to its possible function and therefore does contribute to the significance of the scheduled monument.
- 3.11** The construction of the four houses within this open area, to the west of the earthworks, will change this open nature, making it less easy to appreciate the monument from this side. However, consultations with Historic England (see Appendix 2) confirm the view that the housing would cause minor harm to the setting of the monument:

The houses would be from 5 to 15 metres away from the ditch on the west side of the earthwork. This will be a negative impact on the significance of the monument as contributed by its setting, causing less than substantial harm. There is no formal scale for less than substantial harm but in this case I would describe the harm as minor.

- 3.12** Although it is not possible to mitigate the negative impacts on the significance, as contributed by its setting, this harm is considered to be minor, and the proposed Management Plan will, at least, secure the long term physical preservation of that part of the Pyotts Hill Entrenchment that is within the gardens of the application area.

SECTION 4 MANAGEMENT PROPOSALS – METHOD STATEMENTS

- 4.1 Prior to the commencement of any works listed below, all those involved in the housing development will be made aware by the owner, or developer, of the designated status of the scheduled monument under the Ancient Monuments and Archaeological Areas Act 1979 (as amended). In particular, the extent of the monument, the responsibilities relating to it, and the need for Scheduled Monument Consent for the required works will be made clear to all those involved with the development.
- 4.2 All those involved in the implementation of the works need to be made aware that:
- Equipment and machinery will not be used or operated in the scheduled area (and in the area of the ditch that is currently outside the scheduled area) in conditions or in a manner likely to result in damage to the monument, and that no ground disturbance other than that which is expressly authorised in the Scheduled Monument Consent and outlined in this Management Plan shall take place.
 - Any planned conservation work on both the bank and ditch should be undertaken in dry weather, when the ground is firm and dry underfoot, to avoid damage on and around the monument;
 - No mechanical plant will be parked on the monument during the work;
 - No vehicles will approach within 5m of the bank and ditch;
 - No material whatsoever should be burnt on, or in the immediate vicinity of, the scheduled area, including in the ditch area which is currently outside the scheduled area;
 - No materials should be dumped or left on the bank or within the ditch, following the clearance works.
- 4.3 Some of the management measures proposed are closely inter-related and may change over time (e.g. mature trees may not be vulnerable at one time, but may grow to be vulnerable at a later time. In some areas grass may struggle to establish itself, especially under shade or where leaf drop is too great and it may be more appropriate to leave these areas free of grass). Such inter-related factors mean that there needs to be a degree of flexibility in the approaches to the Measures outlined below. These approaches will be agreed in detail with Historic England.
- 4.4 In order to meet the management objectives and to remove risk of damage to the monument, the following measures will be implemented. The measures described below provide an outline of the management proposals and are presented broadly in the required sequence of tasks.
- 4.5 The detailed Measures are illustrated in Fig.2.

Measure 1: Baseline survey of the present condition of the Scheduled Monument, including trees and other vegetation

- As soon as the site is accessible, a baseline survey of the monument including the ditch areas that are outside of the formal scheduled area will be made to confirm the extent and form of the archaeological earthworks. The area requiring survey will be agreed with Historic England in advance of the work commencing;

- The survey will include an assessment of trees that are likely to be vulnerable to wind-throw and any other vegetation that could be removed (eg to improve the setting of the monument from the adjacent public footpath to the east of the property);
- A copy of the survey will be deposited with the Historic England Archive, Swindon, and the Hampshire Archaeology and Historic Buildings Record (AHBR).

Measure 2: Erection of temporary demarcation fence

- A temporary fence will demarcate the area of the bank and ditch in order to protect the area during the development programme;
- The position of the fencing will be based on the survey results undertaken as part of Measure 1, and in agreement with Historic England;
- The fence will be maintained throughout the building programme.

Measure 3: The installation of property boundary fencing

- The fencing between properties will be installed by 'driving' fence posts into the ground rather than digging pits. The fencing will be low impact with linking light wooden rails or wire. See dotted red arrows on Fig.2. Installation will be under archaeological supervision.

Measure 4: The use and management of the monument as part of the private rear gardens

- Historic England, together with other bodies that have a valid interest, particularly regarding ecology, will provide consultation and advice on all aspects of the management plan;
- any trees that are considered to be vulnerable to wind-throw will be removed down to their stumps, or by reducing the size of the tree crown. This management will depend on whether the trees are alive or dead;
- Based on the results of Measure 1 and consultations with Historic England, any scrub or woody vegetation that needs removing will be cleared from the monument (including the ditch). This will help improve views and the setting of the monument- particularly from the adjacent public footpath;
- Where there are bare patches of earth on the monument, where practical, these will be planted with grass. The seed-mix will be agreed with Historic England;
- No form of burning (eg bonfires) or ground disturbance, such as digging into the monument will be permitted;
- No new trees or shrubs will be planted on the monument;
- No landscaping or garden structures (eg summer houses, decking) will be allowed on the monument;
- The property owners will be required to maintain the monument through cutting grass and limiting the growth of self-seeded shrubs and other vegetation.

Measure 5: Regular inspection of the site

- Regular inspection will be undertaken by relevant personnel commissioned by the property owners (eg AC archaeology or another archaeological organisation experienced in Heritage Management Plans who will be briefed on the archaeological issues of the site);
- Visits may also be made by Hampshire County Council archaeological services, the Planning Authority and Historic England as required;

- Monitoring visits will be recorded on a proforma log sheet accompanied by a photographic record;
- Copies of monitoring log reports will be provided to HE London and South East Office and Hampshire County Council and will be retained by the property owners.

Measure 6: The installation of an information panel

- While public access is not proposed, an information board will be erected that identifies the presence and significance of the monument;
- The content of the panel shall be agreed with the LPA and HE and the developer will provide appropriate funding for the installation.

SECTION 5: SECURING THE MANAGEMENT PLAN AND RESPONSIBLE INDIVIDUALS

- 5.1** The Management Plan will be a legally binding document for each household and will be secured through a restrictive covenant for each of the property deeds for the four houses
- 5.2** The following individual(s) are those responsible for the management of the Scheduled Monument.
- Landowner(s):**
- 5.3** Once the four houses have been sold, the future home-owners will become the responsible individuals.
- 5.4** Historic England are the statutory advisor and consultee with regard to scheduled monuments, and they will inspect the programme or works and the maintenance of the management plan, as necessary. The relevant contact details are as follows:

Historic England Inspector:

Historic England, 4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
Telephone: 020 7973 3700

SECTION 6: ADDITIONAL INFORMATION

- 6.1** The Heritage Statement (Russel 2019) and consultations between Basingstoke and Deane Borough Council and the County Archaeologist at Hampshire County Council confirm that an archaeological watching brief will be undertaken during the groundworks associated with the development.
- 6.2** The watching brief will be secured through an appropriately worded planning condition.

SECTION 7: CONCLUDING REMARKS

- 7.1** In their assessment of the proposed development, Historic England conclude that the new housing will have ‘... a negative impact on the significance of the monument as contributed to by its setting, causing less than substantial harm’ (see Appendix 3 letter dated 6 May 2020 page 3, paragraph 7). As there is no formal scale for less than substantial harm, Historic England describe this harm to the setting of the monument as being minor.
- 7.2** National Planning Policy Framework (2019), paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset (eg a scheduled monument), this harm should be weighed up against public benefits of the proposal, and therefore securing its optimum viable use.
- 7.3** The public benefit can include much needed housing for this area, but key elements of the Management Plan are also of benefit. The Measures outlined in Section 4 will safeguard the future management of the monument within the application area and will add heritage value to its significance. In terms of its aesthetic and community values as examples, clearing the monument of scrub vegetation, making it more visible, and providing an up-to-date interpretation board will all add to increased public interest and benefit.
- 7.4** The clearing of scrub, particularly on the east of the monument will also go some way to offset the minor impact on the setting on the western side where the new houses are planned.
- 7.5** The Management Plan will guarantee the long-term physical preservation of the monument within application area. Currently, it is relatively over-grown with vegetation, including trees that may in time suffer from wind-throw, with the potential to physically damage the evidential value of the monument.

SECTION 8: REFERENCES

Adam, N, 2016 *Land East of Basingstoke: Cultural Heritage Desk-Based Assessment*. Property Services- Hampshire County Council.

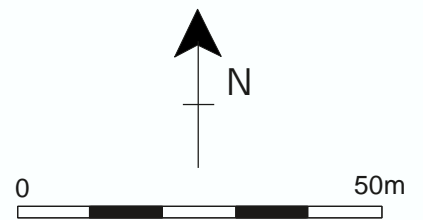
English Heritage, 2009, *Conservation Principles: Policies and Guidance*. English Heritage Guidance. Swindon, Historic England.

Russel, A, 2019, *Heritage Statement for Land at Pyotts House, Pyotts Hill, Old Basing, Basingstoke, Hampshire*. Southampton Archaeology Unit Report 1371.

Historic England, 2015, *Managing Significance in Decision-Taking in the Historic Environment*. Historic Environment Good Practice Advice in Planning 2. Swindon. Historic England.

Historic England, 2019, *Statement of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12. Swindon. Historic England.

NPPF, 2019, *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government).



Key:



Application area



A approximate area of
scheduled monument



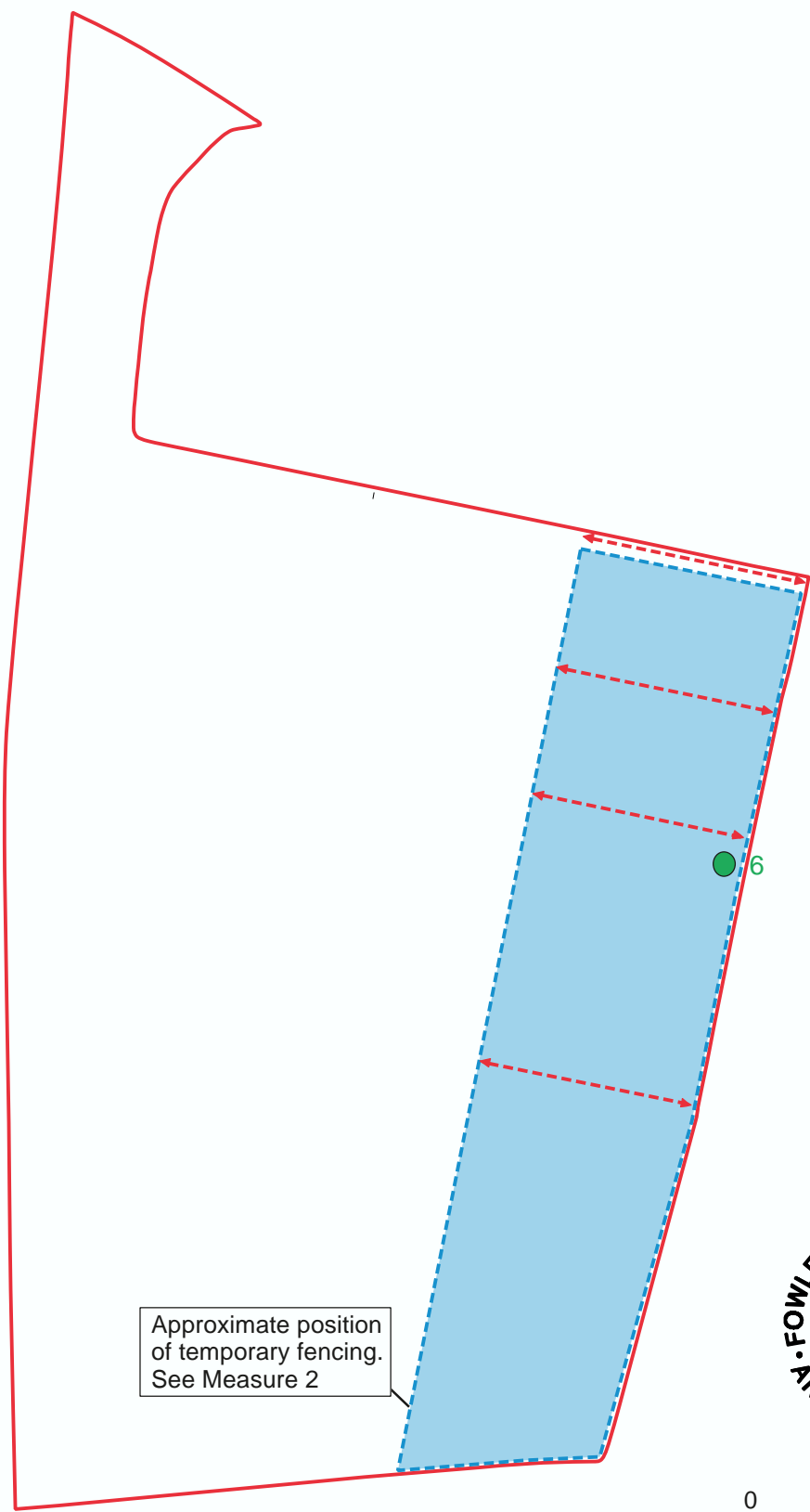
archaeology

PROJECT

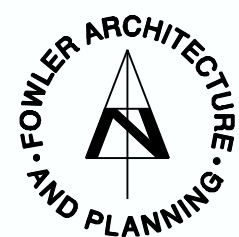
Pyotts House, Old Basing

TITLE

Fig. 1: Site location and approximate
area of scheduled monument



Approximate position of temporary fencing. See Measure 2



Key:

- Application area
- Measures 1, 2, 4 and 5 (see section 4 of Management Plan for details)
- Measure 3
- Approximate length of low impact fencing
- Measure 6
- Possible location of information panel



PROJECT AC archaeology

Pyotts House, Old Basing

TITLE

Fig. 2: Planned housing development and management proposals for rear garden areas

Note: All areas for survey and lengths of fencing require prior approval from Historic England

Appendix 1

Pyotts Hill entrenchment

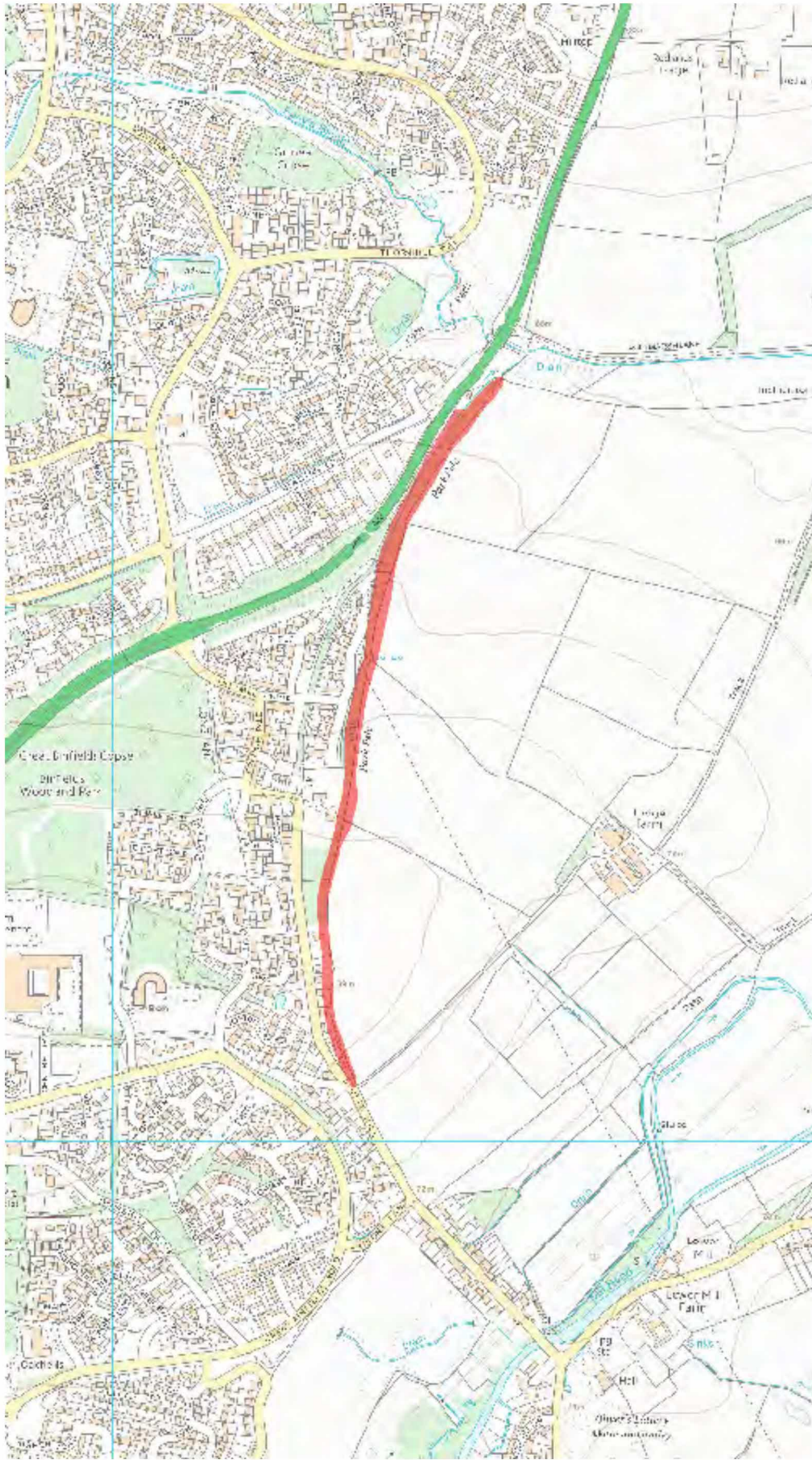
Overview

Heritage Category:

Scheduled Monument

List Entry Number:

1001924



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1001924.pdf \(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 02-Mar-2020 at 08:33:27.

Location

The building or site itself may lie within the boundary of more than one authority.

County:

Hampshire

District:

Basingstoke and Deane (District Authority)

Parish:

Chineham

County:

Hampshire

District:

Basingstoke and Deane (District Authority)

Parish:

Old Basing and Lychpit

National Grid Reference:

SU 66485 55045

Summary

Not currently available for this entry.

Reasons for Designation

Not currently available for this entry.

History

Not currently available for this entry.

Details

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

HA 128

Legacy System:

RSM - OCN

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.

End of official listing

Appendix 2



Historic England

Ms Nicola Williams
Basingstoke & Deane Borough Council
Civic Offices
London Road
BASINGSTOKE
Hampshire
RG21 4AH

Direct Dial: 0207 973 3644

Our ref: P01015835

21 June 2019

Dear Ms Williams

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND AT PYOTTS HOUSE, PYOTTS HILL, OLD BASING, HAMPSHIRE
Application No. 18/03568/FUL**

Thank you for your letter of 28 May 2019 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Summary

Historic England does not object to this application on heritage grounds, but the landscaping scheme proposed is not acceptable and should be revised through a condition if planning consent is to be granted. Further heritage matters which should be taken into account are discussed below

This proposed development of three houses lies adjacent to and on the scheduled monument known as Pyotts Hill Entrenchment. The development will cause some harm to the scheduled monument through impact on its significance as contributed to by its setting. This harm will be less than substantial; there is no formal scale for less than substantial harm but in this case I would describe the harm as minor. Your local authority should ascertain whether the harm is justified, as required by the NPPF. Your local authority will also need to consider the balance of this minor harm against any public benefit, again as required by the NPPF.

The landscaping scheme proposed has the potential to cause direct harm to the scheduled monument as it would involve planting (including hedges) on the scheduled monument. If planning consent is granted, I advise that a condition be attached requiring the submission of an alternative landscaping scheme for approval. Please consult Historic England on any resubmission.

Any works to the monument itself, including whatever alternative boundaries are



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proposed to replace the hedges, will require scheduled monument consent from the Secretary of State advised by Historic England. The applicant should make a separate application for this consent.

The applicant has offered to provide an interpretation board on the scheduled monument for the benefit of those using the public right of way beside the monument, and to secure appropriate future management of this part of the monument through a management agreement. I welcome this approach. The interpretation board can be secured through a condition on scheduled monument consent, therefore you do not need to condition this if planning consent is granted. Historic England will also discuss with the applicant how the monument's future can best be guaranteed, using conditions on the scheduled monument consent as appropriate.

I endorse the advice provided by the Hampshire County Council Archaeology Service, with respect to undesignated archaeological remains. With regard to impact on the Old Basing Conservation Area I defer to the opinion of the local authority's conservation officer.

Historic England Advice

I understand that this is an amended scheme for housing within the garden of the existing Pyotts House. The number of proposed houses has been reduced from four to three, and a revised heritage statement has been submitted.

Significance

The so-called entrenchment is a long curving set of earthworks, which consists of two banks for some of its length (this is north of the development site) and elsewhere of one bank with an infilled ditch on the west side. Where the earthwork is within the development site it takes the form of a single bank, 10 - 12 m wide and 1.5 to 2 m high. There are traces of an infilled ditch on its west side, approximately 5 m wide. This feature is not entirely within the mapped area of the scheduled monument. However, if it is part of the same earthwork system as the scheduled monument, which does seem to be the case, then it should be considered as of equivalent (i.e. national) importance, as set out in the NPPF, footnote 63.

The earthwork has traditionally been interpreted as a park pale, i.e as the boundary of a medieval deer park, but a recent re-appraisal by Hampshire County Council Archaeology Service concludes that this interpretation is unlikely. Instead, it is proposed that the earthwork dates from the early medieval period and is either defensive or a land boundary. Further archaeological fieldwork would be required to prove this, but I advise that if proved, the importance of the monument would not decrease and could well increase. It is very unlikely that its scheduled status would be



affected.

Significance of a heritage asset is normally considered as being the sum of its heritage values - evidential, historic (illustrative and associative), aesthetic and communal (See *Conservation Principles*, Historic England, 2008).

The earthwork has high evidential value as it contains evidence of its construction and (potentially) use, including the important primary deposits in the lowest fills of the ditch, and the buried soil which was sealed below the bank when it was built. Environmental evidence from such deposits has particularly high value.

Historic (illustrative) value is clearly present from the height and width of the earthwork and despite the infilling of the ditch - it can thus be appreciated as a defensive or boundary feature despite being overgrown in many places. Associative value is uncertain, although the heritage statement speculates on possible associations between the earthwork, The Battle of Basing (AD871) and a local tradition that the nearby place-name of Lychpit refers to an early medieval mass burial.

The scheduled monument is part of a long boundary marked by shrub and mature tree growth, between open fields and the settlement area of Pyotts Hill - as such it has moderate to high aesthetic value. The footpath along the earthwork, on its east side is well-used and there is some interpretation in place although this may now be out-of-date (see above). As a known local monument I consider that it has moderate communal value, and not low, as assessed in the Heritage Statement, but I would agree that with its new interpretation, public interest is likely to increase.

The setting of the scheduled monument, i.e. the environs within which it is experienced, also needs to be considered in order to understand what contribution the setting makes to its significance.

On the east side of the earthwork the monument is mainly experienced, from the public right of way, as a linear boundary contrasting sharply with open farmland. There are occasional glimpsed views into the open garden of the application site, particularly in winter, and such views would be increased were the monument to be better managed (see discussion below) with thinning of shrub and small tree growth. Such views make a very minor contribution to the significance of the monument.

On the west side of the earthwork the garden of Pyotts House (the development site) is the widest remaining open area between the earthwork and the road (Pyotts Hill - where the more built-up area to the west begins). It still 'reads' as an open space despite the presence of a fenced tennis court. This open area is largely screened from the public road but should still be considered as part of the setting - Historic England guidance on setting states that 'setting does not depend on public rights or ability to access it' (*The Setting of Heritage Assets*, Historic Environment Good Practice in



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Planning Advice, 3, 2015). This open area is on the side of the ditch, and therefore on what would have been the outer side (side to be defended from attack) of the earthwork, according to its new interpretation. The area thus allows a better appreciation of this side of the earthwork than can be gained elsewhere, and it does therefore contribute to the significance of the scheduled monument.

Impact.

The landscaping proposals for the development include hedges and other planting, some of which is on the scheduled monument. This has the potential to cause damage during the planting process, and /or from root growth over time. This would cause harm to the monument. It would be less than substantial harm, but it is avoidable (see below).

The construction of three houses within the open area between the earthwork and Pyotts Hill will change the nature of this currently open space, making it less easy to appreciate the monument from the west side. The houses would be from 5 to 15 metres away from the ditch on the west side of the earthwork. This will be a negative impact on the significance of the monument as contributed to by its setting, causing less than substantial harm. There is no formal scale for less than substantial harm but in this case I would describe the harm as minor. The submitted Heritage Statement recognises that there will be harm but describes it as 'slight', which is overly dismissive.

There may be a very small amount of additional harm from the new houses being visible in glimpsed views from the public footpath on the east side of the monument. I do not therefore agree with the opinion given in the Heritage Statement that the new houses will not cause harm as long as they are no higher than the existing Pyotts House.

Your local authority should ascertain whether the harm is justified, as required by the National Planning Policy Framework (Para.194), bearing in mind that great weight should be given to the conservation of the asset (Para.193). Your local authority will also need to consider the balance of this minor harm against any public benefit, again as required by the NPPF (Para.196).

I advise that if planning consent is granted, a condition should be attached requiring the submission of an alternative landscaping scheme for approval. Please consult Historic England on any resubmission.

Any works to the monument itself, including whatever alternative boundaries are proposed to replace the hedges, will require scheduled monument consent from the Secretary of State advised by Historic England. The applicant should make a separate





application for this consent.

The applicant has offered to provide an interpretation board on the scheduled monument for the benefit of those using the public right of way beside the monument, and to secure appropriate future management of this part of the monument through a management agreement. I welcome this approach. The interpretation board can be secured through a condition on scheduled monument consent, therefore you do not need to condition this if planning consent is granted. Historic England will also discuss with the applicant how the monument's future can best be guaranteed, using conditions on the scheduled monument consent as appropriate.

I endorse the advice provided by the Hampshire County Council Archaeology Service, with respect to undesignated archaeological remains. With regard to impact on the Old Basing Conservation Area I defer to the opinion of the local authority's conservation officer.

Recommendation

Historic England does not object to this application on heritage grounds, but the landscaping scheme proposed is not acceptable and should be revised through a condition if planning consent is to be granted. Further heritage matters which should be taken into account are discussed below

Your local authority should ascertain whether the harm is justified, as required by the National Planning Policy Framework (Para.194), bearing in mind that great weight should be given to the conservation of the asset (Para.193). Your local authority will also need to consider the balance of this minor harm against any public benefit, again as required by the NPPF (Para.196).

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Historic England

conditions on the scheduled monument consent as appropriate.

I endorse the advice provided by the Hampshire County Council Archaeology Service, with respect to undesignated archaeological remains. With regard to impact on the Old Basing Conservation Area I defer to the opinion of the local authority's conservation officer.

Yours sincerely

David Wilkinson

Assistant Inspector of Ancient Monuments

E-mail: david.wilkinson@HistoricEngland.org.uk

cc: David Hopkins, County Archaeologist, Hampshire County Council
Christina Duckett, Senior Conservation Officer, Basingstoke District Council



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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Appendix 3



Historic England

Ms Nicola Williams

Direct Dial: 0207 973 3644

Basingstoke & Deane Borough Council
Civic Offices
London Road
BASINGSTOKE
Hampshire
RG21 4AH

Our ref: KR22

6th May 2020

Dear Ms Williams

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND AT PYOTTS HOUSE, PYOTTS HILL, OLD BASING, HAMPSHIRE
Application No. 20/00922/FUL**

Thank you for your consulting Historic England on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Summary

The management plan submitted to secure the conservation of the scheduled monument is not adequate.

This proposed development of four houses lies adjacent to and on the scheduled monument known as Pyotts Hill Entrenchment, Heritage Asset No. 1001924. The development will cause some harm to the scheduled monument through impact on its significance as contributed to by its setting. This harm will be less than substantial; there is no formal scale for less than substantial harm but in this case I would describe the harm as minor. Your local authority should ascertain whether the harm is justified, as required by the NPPF. Your local authority will also need to consider the balance of this harm against any public benefit, again as required by the NPPF.

Any works to the monument itself, including the proposed garden fences, will require scheduled monument consent from the Secretary of State advised by Historic England. The applicant should make a separate application for this consent.

The applicant has offered to provide an interpretation board on the scheduled monument for the benefit of those using the public right of way beside the monument, and to secure appropriate future management of this part of the monument through a management agreement. I welcome this approach. The interpretation board can be secured through a condition on scheduled monument consent, therefore you do not need to condition this if planning consent is granted.



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Correspondence or information which you send us may therefore become publicly available.





I endorse the advice provided by the Hampshire County Council Archaeology Service, with respect to undesignated archaeological remains. With regard to impact on the Old Basing Conservation Area I defer to the opinion of the local authority's conservation officer.

Historic England Advice

I understand that this is a new application (but similar to the refused scheme 18/03568/FUL) for housing within the garden of the existing Pyotts House. From the refused scheme the number of proposed houses has been increased from three to four by changing one detached house to a semi-detached pair.

Significance of the scheduled monument

The so-called entrenchment is a long curving set of earthworks, which consists of two banks for some of its length (this is north of the development site) and elsewhere of one bank with an infilled ditch on the west side. Where the earthwork is within the development site it takes the form of a single bank, 10 - 12 m wide and 1.5 to 2 m high. There are traces of an infilled ditch on its west side, approximately 5 m wide. This feature is not entirely within the mapped area of the scheduled monument. However, if it is part of the same earthwork system as the scheduled monument, which does seem to be the case, then it should be considered as of equivalent (i.e. national) importance, as set out in the NPPF, footnote 63.

The earthwork has traditionally been interpreted as a park pale, i.e as the boundary of a medieval deer park, but a recent re-appraisal by Hampshire County Council Archaeology Service concludes that this interpretation is unlikely. Instead, it is proposed that the earthwork dates from the early medieval period and is either defensive or a land boundary. Further archaeological fieldwork would be required to prove this, but I advise that if proved, the importance of the monument would not decrease and could well increase. It is very unlikely that its scheduled status would be affected.

Significance of a heritage asset is normally considered as being the sum of its heritage values - evidential, historic (illustrative and associative), aesthetic and communal (See *Conservation Principles*, Historic England, 2008).

The earthwork has high evidential value as it contains evidence of its construction and (potentially) use, including the important primary deposits in the lowest fills of the ditch, and the buried soil which was sealed below the bank when it was built. Environmental evidence from such deposits has particularly high value.

Historic (illustrative) value is clearly present from the height and width of the earthwork and despite the infilling of the ditch - it can thus be appreciated as a defensive or boundary feature despite being overgrown in many places. Associative value is uncertain, although the heritage statement speculates on possible associations between the earthwork, The Battle of Basing (AD871) and a local





tradition that the nearby place-name of Lychpit refers to an early medieval mass burial.

The scheduled monument is part of a long boundary marked by shrub and mature tree growth, between open fields and the settlement area of Pyotts Hill - as such it has moderate to high aesthetic value. The footpath along the earthwork on its east side is well-used and there is some interpretation in place although this may now be out-of-date (see above). As a known local monument I consider that it has moderate communal value. With its new interpretation, public interest is likely to increase.

The setting of the scheduled monument, i.e. the environs within which it is experienced, also needs to be considered in order to understand what contribution the setting makes to its significance.

On the east side of the earthwork the monument is mainly experienced, from the public right of way, as a linear boundary contrasting sharply with open farmland. There are occasional glimpsed views into the open garden of the application site, particularly in winter, and such views would be increased were the monument to be better managed (see discussion below) with thinning of shrub and small tree growth. Such views make a minor contribution to the significance of the monument.

On the west side of the earthwork the garden of Pyotts House (the development site) is the widest remaining open area between the earthwork and the road (Pyotts Hill) where the more built-up area to the west begins). It still 'reads' as an open space despite the presence of a fenced tennis court. This open area is largely screened from the public road but should still be considered as part of the setting - Historic England guidance on setting states that 'setting does not depend on public rights or ability to access it' (*The Setting of Heritage Assets*, Historic Environment Good Practice in Planning Advice, 3, 2015). This open area is on the side of the ditch, and therefore on what would have been the outer side (side to be defended from attack) of the earthwork, according to its new interpretation. The area thus allows a better appreciation of this side of the earthwork than can be gained elsewhere, and it does therefore contribute to the significance of the scheduled monument.

Impact.

The landscaping proposals for the development of the scheduled area have been altered from the previously proposed hedges and planting, to lightweight fencing of wire or light rails suspended on driven posts. I advise that any harm to the monument from these fences will be negligible.

The construction of four houses within the open area between the earthwork and Pyotts Hill will change the nature of this currently open space, making it less easy to appreciate the monument from the west side. The houses would be from 5 to 10 metres away from the ditch on the west side of the earthwork. This will be a negative impact on the significance of the monument as contributed to by its setting, causing less than substantial harm. There is no formal scale for less than substantial harm but in this case I would describe the harm as minor.





There may be a very small amount of additional harm from the new houses being visible in glimpsed views from the public footpath on the east side of the monument.

Your local authority should ascertain whether the harm is justified, as required by the National Planning Policy Framework (Para.194), bearing in mind that great weight should be given to the conservation of the asset (Para.193). Your local authority will also need to consider the balance of this minor harm against any public benefit, again as required by the NPPF (Para.196).

I advise that if planning consent is granted, a condition should be attached requiring the submission of an alternative landscaping scheme for approval. Please consult Historic England on any resubmission.

Any works to the monument itself, including the proposed garden fences, will require scheduled monument consent from the Secretary of State advised by Historic England. The applicant should make a separate application for this consent.

The applicant has offered to provide an interpretation board on the scheduled monument for the benefit of those using the public right of way beside the monument, and to secure appropriate future management of this part of the monument through a management agreement. I welcome this approach. The interpretation board can be secured through a condition on scheduled monument consent, therefore you do not need to condition this if planning consent is granted.

It is necessary to secure the conservation of the scheduled monument both during construction and in the future should the application be granted. The applicant has submitted a Management Plan with this in mind, but there are significant issues with the plan in its current form.

Firstly, the plan deals only with the construction phase. Arrangements to fence off the scheduled monument and the ditch during construction are sensible and warranted, as are arrangements for supervised works. However, there are no arrangements for the use or management of the monument during its use as a number of separate private gardens, other than to state that the owners of the properties would be responsible. Good management of the monument and the ditch will mean that they retain a good covering of grass; that trees and shrubs are not planted; and that they are not otherwise landscaped or built on. Trees and shrubs may be thinned by cutting at ground level, and mature trees can remain but should be managed to reduce the possibility of windthrow. To be acceptable, the management plan will need to set out these arrangements and show how they are to be secured for the future.

I advise that the management plan as it stands would not be acceptable in support of a scheduled monument consent application.

Secondly, the plan states that the arrangement set out will mitigate harm caused to the monument by the new housing (3.11). This is not the case. The minor harm





discussed above will remain and should be considered by your local authority in balance against public benefit, as required by the NPPF.

Within the section headed The Monument, the management plan is unclear about the new interpretation and significance of the scheduled monument. It has been credibly proposed that the monument is an early medieval boundary work, rather than a park pale, because of its location and character. This does not depend, as the management plan implies, on the speculative association with the Battle of Basing.

I endorse the advice provided by the Hampshire County Council Archaeology Service, with respect to undesignated archaeological remains. With regard to impact on the Old Basing Conservation Area I defer to the opinion of the local authority's conservation officer.

Recommendation

The management plan submitted is inadequate and would not secure the future conservation of the scheduled monument. Please consult Historic England if you decide to request a revised plan.

Your local authority should ascertain whether the harm discussed above is justified, as required by the National Planning Policy Framework (Para.194), bearing in mind that great weight should be given to the conservation of the asset (Para.193). Your local authority will also need to consider the balance of this minor harm against any public benefit, again as required by the NPPF (Para.196).

Any works to the monument itself will require scheduled monument consent from the Secretary of State advised by Historic England. The applicant should make a separate application for this consent.

The applicant has offered to provide an interpretation board on the scheduled monument for the benefit of those using the public right of way beside the monument, and to secure appropriate future management of this part of the monument through a management agreement. I welcome this approach. The interpretation board can be secured through a condition on scheduled monument consent, therefore you do not need to condition this if planning consent is granted. Historic England will also discuss with the applicant how the monument's future can best be guaranteed, using conditions on the scheduled monument consent as appropriate.

I endorse the advice provided by the Hampshire County Council Archaeology Service, with respect to undesignated archaeological remains. With regard to impact on the Old Basing Conservation Area I defer to the opinion of the local authority's conservation officer.

Yours sincerely





Historic England



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